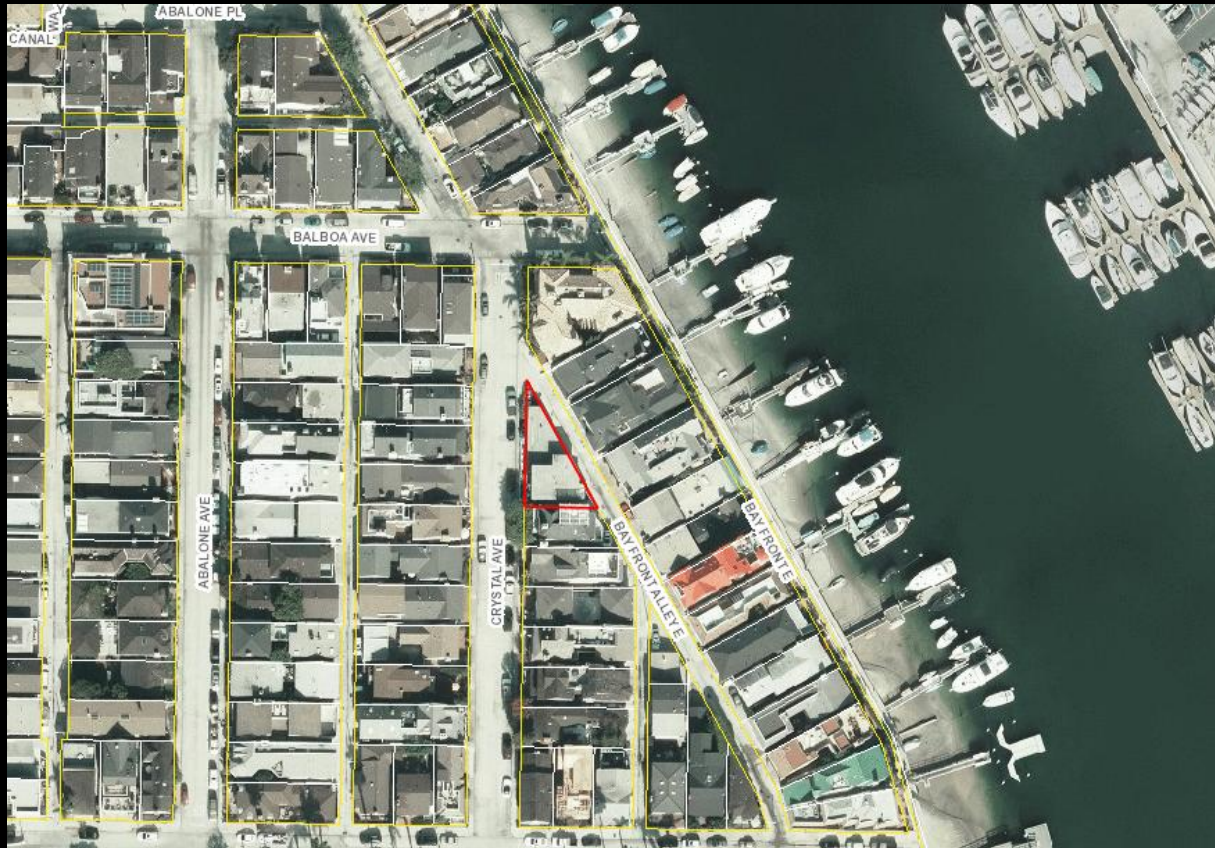


216 Crystal Avenue Variance



Planning Commission Public Hearing
September 19, 2013

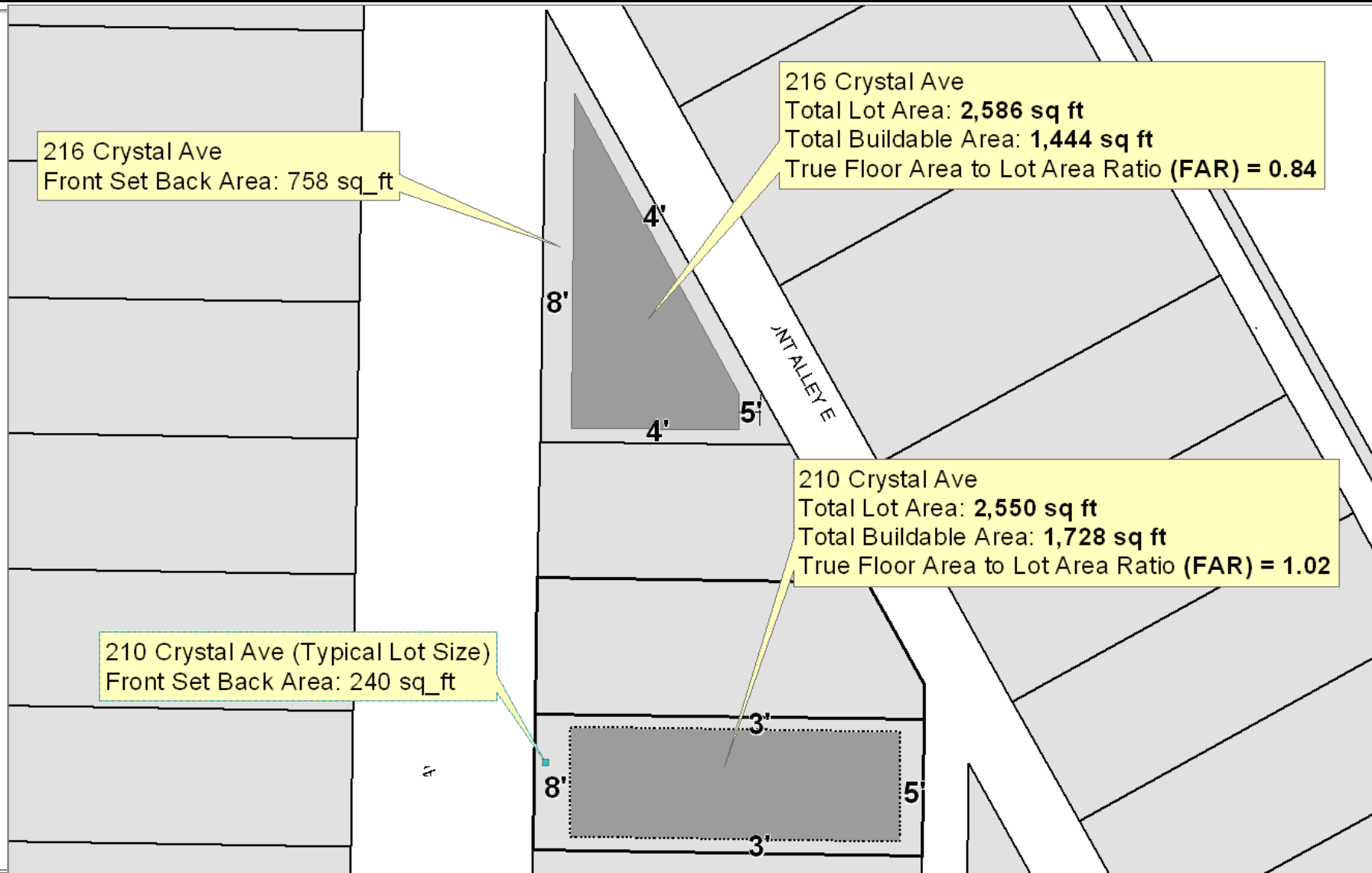


Introduction



- Addition of 378 square foot master bedroom
- Variance
 - Exceed floor area by 429 sq. ft. (2,366 sq. ft.)
 - Encroach 1 foot 6 inches into side setback - line-up with existing structure
 - Existing parking – 1 car garage for each unit

Comparison to Typical Lot



Facts



- Front yard setback area > 3 times the typical front yard
- 1.00 FAR is less than typical lot (1.02)
 - recent approvals of 1.04 FAR
- Setback in-line with existing structure
 - maintains adequate access and circulation
- One-car garage provided for each unit

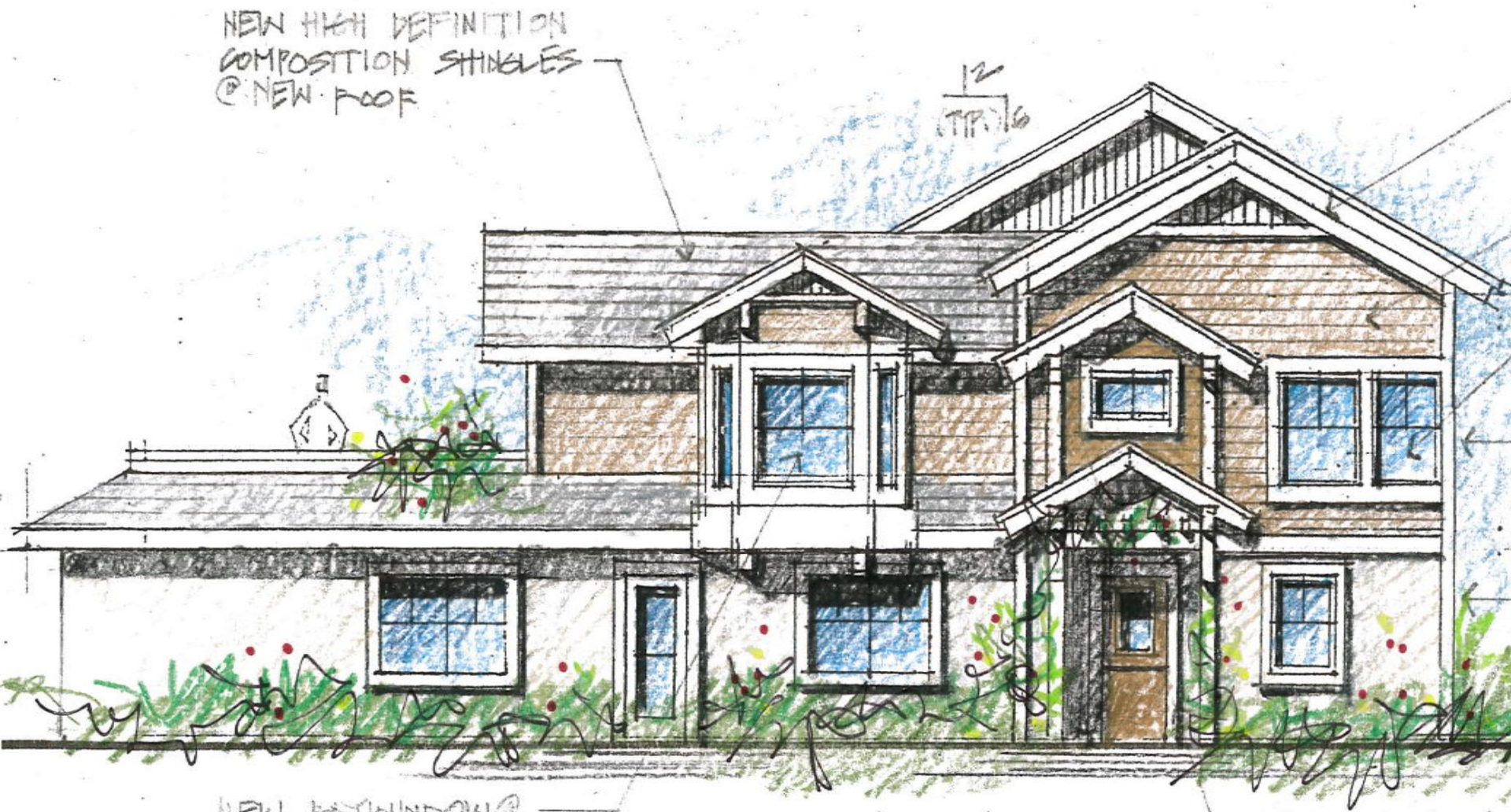
Existing



Existing



Proposed





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